

MINUTES OF RDA SPECIAL REGULAR MEETING – JULY 26, 2011

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, JULY 26, 2011, AT 7:14 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN BUHLER.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler
Russ Brooks
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Nicole Cottle, CED Director
Eric Bunderson, City Attorney
Layne Morris, CPD Director
Kevin Astill, Parks and Recreation Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Buzz Nielsen, Police Chief
Jeanette Carpenter, Acting Finance Director
Steve Lehman, CED Department
Craig Thomas, Administration
Kevin Conde', Administration
Jake Arslanian, Public Works Department

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OPENING CEREMONY

The Opening Ceremony was previously conducted by Corey Rushton who discussed the recent Days of '47 events. Councilmember Rushton stated he admired Brigham Young and then read a quote by him. He also led the Pledge of Allegiance to the Flag.

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RESOLUTION NO. 11-32, APPROVE AN INCENTIVE AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND OQUIRRH MEADOWS DEVELOPMENT, LLC, FOR DEVELOPMENT OF A MIXED USE SENIOR CARE MEDICAL FACILITY

Chief Executive Officer,, Wayne Pyle, presented proposed Resolution No. 11-32, which would approve an Incentive Agreement between the Redevelopment Agency of West Valley City and Oquirrh Meadows Development, LLC, for the development of a mixed use senior care medical facility.

Mr. Pyle stated Oquirrh Meadows Development LLC had proposed a two phase development bringing a high quality senior care medical facility to the community. He also stated Phase 1 included an assisted living/memory care unit along with a three story office building housing a pharmacy, the headquarters of a 24-7 long term care facility relocating from Bountiful, Utah, and could also include other medical and rehabilitation facilities. He further explained Phase II included a skilled nursing facility and an independent living complex. He advised that to help insure the project broke ground in 2011 an incentive had been proposed whereby the Agency would provide a \$65,000.00 incentive to assist in paying for higher than anticipated site/utility development costs.

The Chief Executive Officer reported development on this four acre parcel had been desired for years. He stated this area had been included in the Redwood Redevelopment Area in 1985 (RDA designation expires in 2016), and numerous development proposals since that time had failed to materialize on the property. In addition, the Redwood Road Corridor had been a targeted area of the Economic Development Strategic Plan with a desire to get development moving along this important arterial roadway.

Mr. Pyle stated the immediate development of a quality project along Redwood Road, providing a high quality senior care facility to the community, and developing a potential \$13.1 million project on vacant RDA land (which would potentially produce over \$500,000 in increment) were all factors considered in evaluating this project for the incentive. He indicated that in discussing this proposal with the developers, it was felt a modest incentive to help mitigate some of the extensive site and utility development costs would be an important piece in helping the developers move forward with this project.

After discussion, Ms Burt moved to approve Resolution No. 11-32, a Resolution of the West Valley City Redevelopment Agency Authorizing the Execution of an Incentive Agreement between the Redevelopment Agency of West Valley City

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and Oquirrh Meadows Development, LLC, for the Development of a Mixed Use Senior Care Medical Facility. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1554

RESOLUTION NO. 11-33, APPROVE AN OFFER TO PURCHASE RIGHT-OF-WAY AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR PROPERTY LOCATED AT 4949 SOUTH WESTRIDGE BOULEVARD

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-33 which would approve an Offer to Purchase Right-of-Way Agreement with the Utah Department of Transportation (UDOT) for property located at 4949 South Westridge Boulevard.

Mr. Pyle stated UDOT desired to purchase the subject property owned by the Agency for the proposed Mountain View Corridor project. He stated the parcel was one of the properties required to construct the Corridor and UDOT had offered \$1,254,600.00 to purchase the parcel based on fair market value of the property.

After discussion, Mr. Winder moved to approve Resolution No. 11-33, a Resolution Approving an Offer to Purchase Right-of-Way Agreement with the Utah Department of Transportation for Property Located at 4949 South Westridge Boulevard. Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

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Unanimous.

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RESOLUTION NO. 11-34, APPROVE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY AND SALT LAKE COUNTY TO ACQUIRE TWO PARKING EASEMENTS ON PROPERTY LOCATED AT APPROXIMATELY 3650 SOUTH BETWEEN 2700 AND 2800 WEST

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-34 which would approve an Interlocal Cooperation Agreement between the Redevelopment Agency of West Valley City and Salt Lake County to acquire two parking easements on property located at approximately 3650 South between 2700 and 2800 West.

Mr. Pyle stated the Utah Transit Authority (UTA) owned the vacant property directly north of the West Valley Library. He advised that Salt Lake County held a parking easement on the same property. He advised the north portion of the subject property was needed for construction of the City Center Promenade project. He further stated without the parking easement the appraisal valued the land at \$7.25 per square foot. When factoring in the parking easement, the value of the property was reduced by 55%. Hence, Salt Lake County would receive 55% of the value of the land for the easement and UTA, as part of a separate agreement, would receive 45% of the value of the land.

The Chief Executive Officer reported that back in 2009, UTA acquired property directly north of the West Valley Library from Salt Lake County to accommodate additional parking for transit patrons. He further reported that at the time of the sale, Salt Lake County retained a 19,839 square foot easement for parking on the property. He stated the City would purchase the property from UTA for the Promenade; therefore, staff had worked with UTA to arrange replacement parking. He indicated the City also needed to acquire the parking easement held by the County to build the Promenade.

After discussion, Mr. Rushton moved to approve Resolution No. 11-34, a Resolution Approving an Interlocal Cooperation Agreement between the Redevelopment Agency of West Valley City and Salt Lake County to Acquire Two Parking Easements on Property Located at Approximately 3650 South between 2700 and 2800 West. Mr. Brooks seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Ms. Burt	Yes

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Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, JULY 26, 2011, WAS ADJOURNED AT 7:20 P.M., BY CHAIRMAN BUHLER.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, July 26, 2011.

Sheri McKendrick, MMC
Secretary